



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting
Minutes
February 16, 2022**

Members Present: Benny Bergantino Steve Catalano
Ashley Cullion
Kevin Flynn
Michael Penta
Linda Polselli
Philip Slocum

Members Absent: Cynthia Gerlach

Also in Attendance: Thomas Kravitz, Planning Director/AO
Lidia Cruz-Abreu, AAO
Eric Hindinger, Engineering Project Manager
David Petrarca, Solicitor

Chairperson Slocum called the meeting to order at 6:07 p.m.

The January 2022 meeting minutes were presented for review and approval. A motion was made by Ms. Cullion, seconded by Mr. Penta, to approve the January 2022 Planning Board minutes, as presented. All in favor; none opposed with Mr. Bergantino abstaining.

A. For discussion, consideration, and/or action – City Council Zone Change Recommendation, 281 Centerville Road

The Applicant received Master Plan Approval at the May 2021 regularly scheduled Planning Board Meeting. The Applicant has received approval from National Grid and is seeking a City Council Recommendation to allow for a 23-unit, two bedroom, townhouse-style condominium complex. The Applicant is requesting a Zone Change Recommendation from Office/A-10 Residential to A-7 Planned District Residential (PDR), with waivers.

Ms. Cullion, seconded by Ms. Polselli and Mr. Flynn, made a motion to forward a favorable recommendation to the City Council with the Planning Department's recommendation. Mr. Bergantino, Mr. Catalano, Mr. Penta, Mr. Flynn, Ms. Cullion, Ms. Gerlach, Ms. Polselli, and Mr. Slocum voted in favor; none opposed.

B. For discussion, consideration, and/or action – Public Meeting 23 Tiernan Avenue, Preliminary Approval

The Applicant is seeking Preliminary Approval of a Minor Subdivision. The Applicant proposes to subdivide (3) three record lots, to create (2) two record lots; (1) one 8,000 square foot lot with an existing single-family dwelling; and (1) one new 7,000 square foot lot for the development of a single-family dwelling; both lots meeting and exceeding the requirements of the A-7 Residential Zoning District.

Mr. Flynn, seconded by Mr. Penta, made a motion to grant Preliminary Approval, with Final Approval by the Administrative Officer. All in favor; none opposed.

C. There was a brief discussion regarding the Election of Officers; further discussions were continued to the March meeting.

Mr. Catalano, seconded by Mr. Penta and Ms. Polselli, made a motion to adjourn at 6:40 pm. All in favor, none opposed.